



## Falmouth Drive, Wigston

In Excess of £265,000

Situated in a CORNER POSITION is this beautiful family home providing excellent accommodation to include a dining kitchen with utility lobby and THREE BEDROOMS. To the rear is a lovely rear garden.

Council Tax band: B

Tenure: Freehold

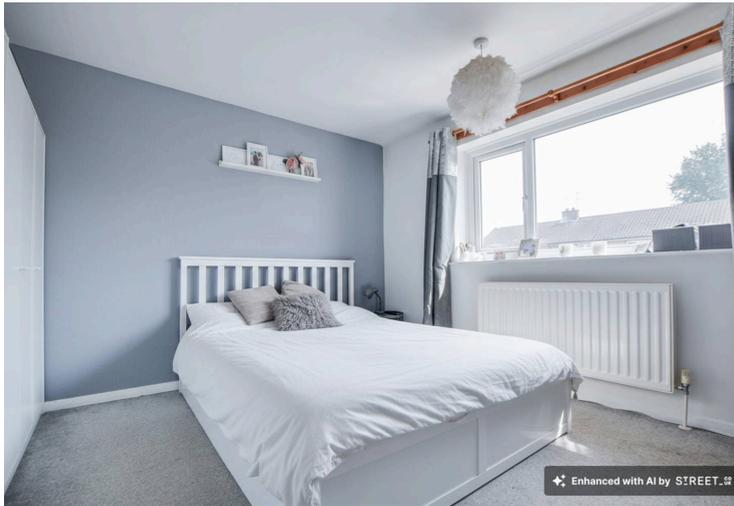
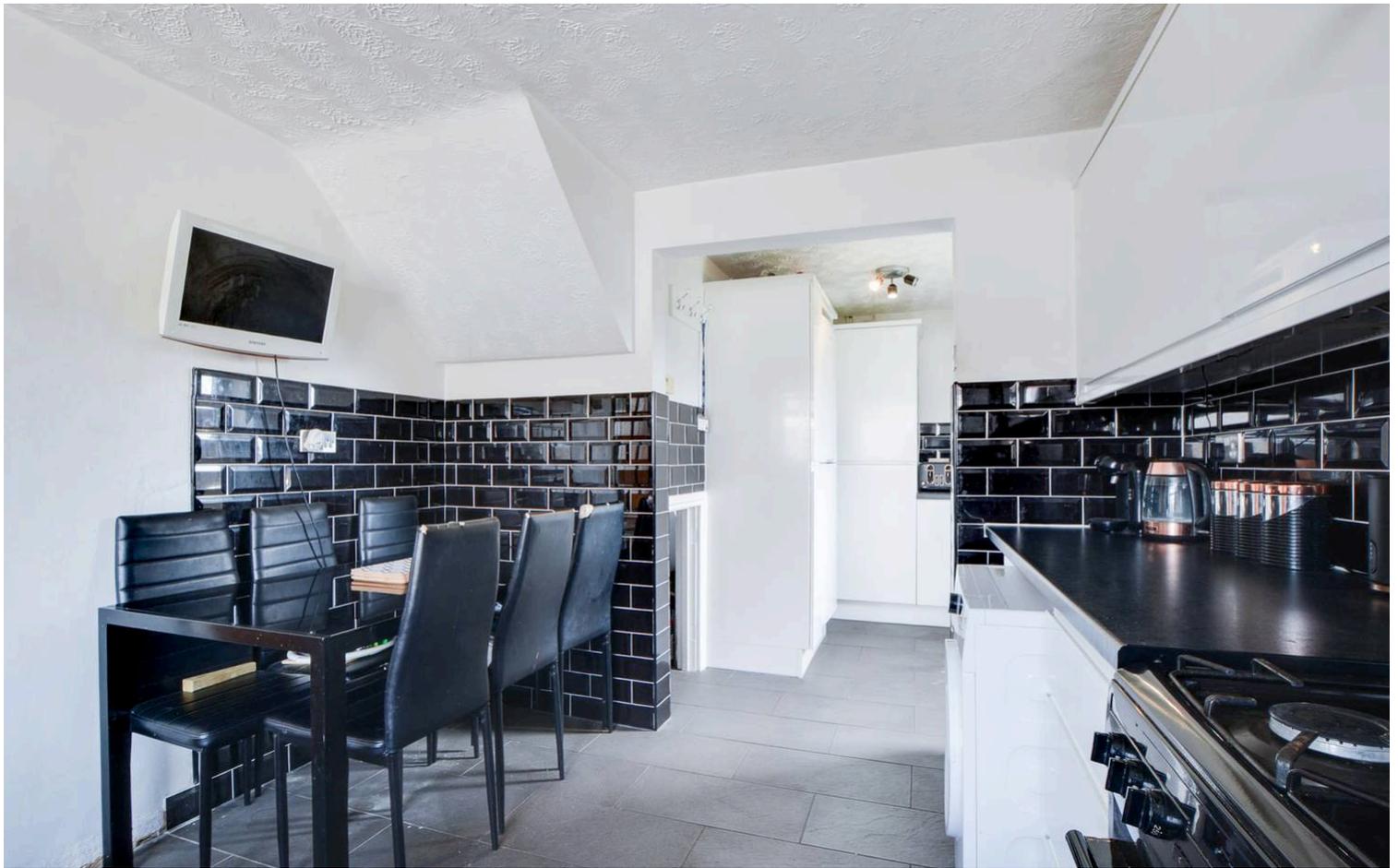
EPC Energy Efficiency Rating: C



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### **Entrance Hall**

With stairs to first floor, dado rail, radiator.

### **Lounge** 20' 9" x 11' 1" (6.33m x 3.39m)

With double glazed window to the front elevation, glazed door to conservatory, chimney breast with living flame gas fire, surround and hearth, TV point, two radiators, door leading to dining kitchen.

### **Conservatory** 9' 1" x 8' 5" (2.76m x 2.57m)

With double glazed windows to the side and rear elevations, door to rear garden, radiator.

### **Dining Kitchen** 11' 10" x 9' 8" (3.61m x 2.94m)

With double glazed window to the rear elevation, tiled floor, part tiled walls, wall and base units with work surface over, stainless steel sink, drainer and mixer tap, gas cooker point, extractor hood, stainless steel splash back, plumbing for washing machine, radiator.



**Utility Lobby** 8' 4" x 4' 10" (2.55m x 1.47m)

With double glazed door to rear garden, tiled floor, part tiled walls, wall and base units with work surface over, coat hooks, radiator.

**First Floor Landing**

With double glazed window to the side elevation, dado rail, built-in cupboard, loft access.

**Bedroom One** 11' 4" x 11' 1" (3.45m x 3.39m)

With double glazed window to the front elevation, TV point, radiator.

**Bedroom Two** 13' 5" x 9' 3" (4.10m x 2.82m)

With double glazed window to the rear elevation, dado rail, radiator.

**Bedroom Three** 11' 2" x 3' 11" (3.41m x 1.19m)

With double glazed window to the front elevation, built-in over stairs storage cupboard, radiator.

**Bathroom** 7' 5" x 5' 11" (2.26m x 1.80m)

With double glazed windows to the rear and side elevations, bath, low-level WC, wash hand basin, tiled walls, chrome ladder towel rail/radiator.

**Front Garden**

Walled frontage.

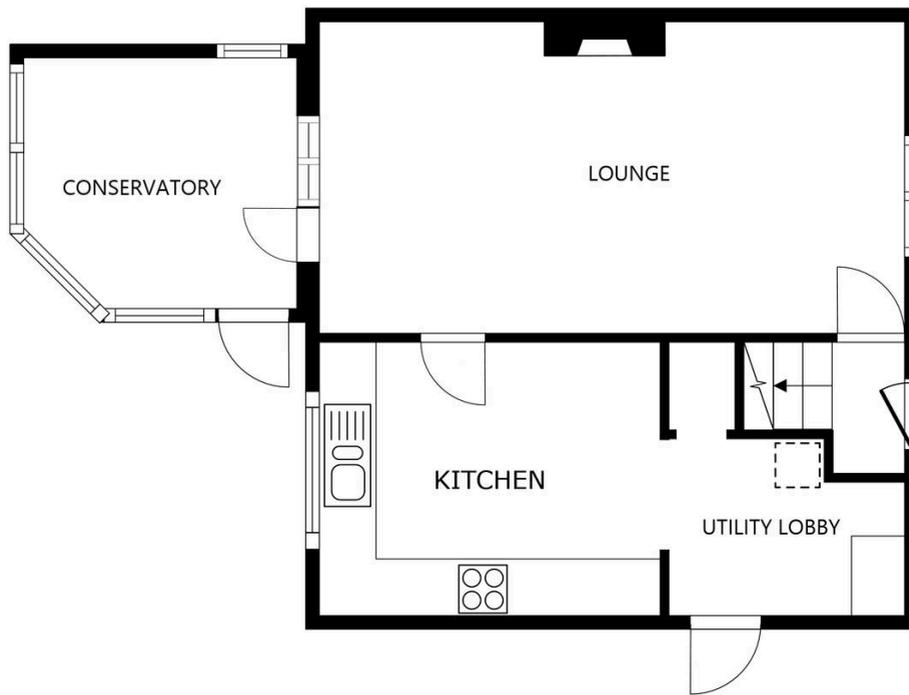
**Rear Garden**

With semi-enclosed patio seating area, paved seating area, AstroTurf lawn, paved pathway, access to the garage, gated access, fencing to perimeter.

**Driveway** 3 Vehicles

**Garage** 1 Vehicle

Please note that parking on the driveway and within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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